

PETITION FOR ZONING VARIANCE 85-88A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1902-30.1 to permit a side street setback of 24' instead of the required 40'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. Building is existing with a sideyard of 24'.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Mailing Address: _____
City and State: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
City and State: _____
Name: _____
Address: _____
City and State: _____
Attorney's Telephone No.: _____
Address: _____
City and State: _____
Phone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1984, at 1:30 o'clock _____ P.M.

Carl Jablon
Zoning Commissioner of Baltimore County.

(over)

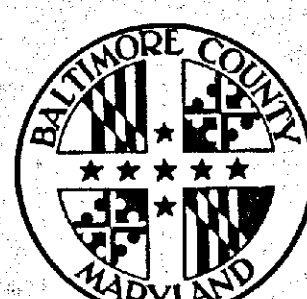
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this _____ day of _____, 1984.

Petitioner: Raymond W. Griffith
Petitioner's Attorney: Nicholas B. Commodari
Received by: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

August 31, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #29 (1984-1985)
Property Owner: Raymond W. Griffith, et ux
S/E cor. Edridge Way and Devere Lane
Acres: 90.40/100.75 x 190.04/200
District: 1st

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

As no public facilities are involved, this office has no comment.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holding downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Very truly yours,
Gilbert S. Benson
GILBERT S. BENSON, P.E., Asst. Chief
Bureau of Public Services

GSB:EAM:DBS:ss

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Raymond W. Griffith, et ux
SUBJECT: No. 85-88-A
Date: September 10, 1984

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 8-14-84
Item #29
Property Owner: Raymond W. Griffith, et ux
Location: SE/Cor. Edridge Way and Devere Lane
Existing Zoning: D. R. 2
Proposed Zoning: Variance to permit a side street setback of 24' in lieu of the required 40'.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- (X) A County Review Group Meeting is required.
- (X) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- (X) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- (X) A record plat will be required and must be recorded prior to issuance of a building permit.
- (X) The access is not satisfactory.
- (X) The circulation on this site is not satisfactory.
- (X) The parking arrangement is not satisfactory.
- (X) Parking calculations must be shown on the plan.
- (X) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- (X) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- (X) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- (X) The amended Development Plan was approved by the Planning Board on _____.
- (X) Landscaping should be provided on this site and shown on the plan.
- (X) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- (X) The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- (X) Additional comments: _____

Eugene A. Boher
Eugene A. Boher
Chief, Current Planning and Development

cc: James Hoswell

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 18, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Raymond W. Griffith
4714 Edmondson Avenue
Baltimore, Maryland 21229

RE: Case No. 85-88-A (Item No. 29)
Petitioner - Raymond W. Griffith, et ux
Variance Petition

Dear Mr. & Mrs. Griffith:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your proposal to "legalize" the setback of the existing dwelling, this hearing is required.

As indicated in our previous conversation, the two lots must be combined under one metes and bounds description.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:mb
Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-0610

August 29, 1984

TED ZALESKI, JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 29 Zoning Advisory Committee Meeting are as follows:

Property Owner: Raymond W. Griffith, et ux
Location: SE/Cor. Edridge Way and Devere Lane
Existing Zoning: D. R. 2
Proposed Zoning: Variance to permit a side street setback of 24' in lieu of the required 40'.

Acres: 90.40/100.75 x 190.04/200

District: 1st.

The items checked below are applicable:

- (X) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 ~~except as otherwise indicated by the Department of Permits and Licenses and other applicable Codes.~~
- (X) A building/ ~~other~~ permit shall be required before beginning construction.
- (X) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required. Non-regrooved seals and signatures are required on Plans and Technical Data.
- (X) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- (X) An exterior wall erected within 6'-0" for Commercial uses or 3'-0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, Line 2, Section 1407 and Table 1402, also Section 501-4.
- (X) Requested variance appears to conflict with the Baltimore County Building Code, Section/ _____.
- (X) A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- (X) Before this office can comment on the above structure, please have the owner, thru the services of a Registered Professional Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- (X) Comments - Permit application #67696 has been filed.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 102 (Plans Section) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
Charles E. Surban
Charles E. Surban, Chief
Plans Review

CEB:ss

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of September, 1984, that the herein Petition for Variance(s) to permit a side street setback of 24 feet in lieu of the required 40 feet for the expressed purpose of constructing a dwelling and attached garage, in accordance with the site plan filed herein, marked Petitioner's Exhibit 2, is GRANTED, from and after the date of this Order.

James M. H. Jung
Deputy Zoning Commissioner of Baltimore County

ORDER FOR FILING
DATE: September 28, 1984
BY: Mary Campbell

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SE Corner Edridge Way &
Devere Lane, 1st District : OF BALTIMORE COUNTY
RAYMOND W. GRIFFITH, et ux, : Case No. 85-88-A
Petitioners

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2163

I HEREBY CERTIFY that on this 4th day of September, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Raymond W. Griffith, 4714 Edmondson Ave., Baltimore, MD 21229, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

August 14, 1984

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Raymond W. Griffith, et ux

Location: SE/Cor. Edridge Way and Devere Lane

Item No.: 29 Zoning Agenda: Meeting of August 14, 1984

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association, Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *George M. McGonigle* Noted and Approved: *George M. McGonigle*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK /mb/cm

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

85-88-A

District: 1st Date of Posting: _____

Posted for: *Raymond W. Griffith, et ux*

Petitioner: *Raymond W. Griffith, et ux*

Location of property: *SE/Cor. Edridge Way and Devere Lane*

Location of Signs: *On front of 2166 Devere Lane*

Remarks: _____

Posted by: *A. J. Jablo* Date of return: *9-14-84*

Number of Signs: *1*

CERTIFICATE OF PUBLICATION

TOWSON, MD., Sept. 6, 1984.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Sept. 6, 1984.

THE JEFFERSONIAN,

98 Kentish
Publisher

Cost of Advertising 18.00

PETITION FOR VARIANCE
1st Election District
ZONING: Petition for Variance
LOCATION: Southeast corner Edridge Way and Devere Lane
DATE & TIME: Tuesday, September 25, 1984 at 7:00 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance to permit a side yard setback of 24 feet in lieu of the required 40 feet, being the property of Raymond W. Griffith, et ux, as shown on plat filed with the Zoning Department.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
BY ORDER OF
ARNOLD JABLON
Zoning Commissioner of Baltimore County
Sept. 6, 1984

August 30, 1984

Mr. & Mrs. Raymond W. Griffith
4714 Edmondson Avenue
Baltimore, Maryland 21229

NOTICE OF HEARING

Re: Petition for Variance
SE/cor. Edridge Way and Devere Lane
Raymond W. Griffith, et ux - Petitioners
Case No. 85-88-A

TIME: 1:30 P.M.

DATE: Tuesday, September 25, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Arnold Jablo
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 131958

DATE: 8-1-84 ACCOUNT: R-01-615-000

AMOUNT: 35.00

RECEIVED FROM: *Raymond W. Griffith, et ux*

FOR: *Filing fee for Case 85-88-A*

6 128*****35014 3025F

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE
1st Election District
ZONING: Petition for Variance
LOCATION: Southeast corner Edridge Way and Devere Lane
DATE & TIME: Tuesday, September 25, 1984 at 7:00 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance to permit a side yard setback of 24 feet in lieu of the required 40 feet, being the property of Raymond W. Griffith, et ux, as shown on plat filed with the Zoning Department.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
BY ORDER OF
ARNOLD JABLON
Zoning Commissioner of Baltimore County
216-0264, 8

Office of
PATUXENT
Publishing Corp.
10750 Little Patuxent Pkwy.
Columbia, MD 21044

September 6, 1984

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR VARIANCE
59037

was inserted in the following:
☒ Catonsville Times
☐ Arbutus Times
weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 9 day of September 19 84, that is to say, the same was inserted in the issues of

September 6, 1984

PATUXENT PUBLISHING CORP.
By: *Arnold Jablo*

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

Defendant

CERTIFICATE OF PUBLICATION OF

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

September 28, 1984

Mr. and Mrs. Raymond W. Griffith
4714 Edmondson Avenue
Baltimore, Maryland 21229

RE: Petition for Variance
SE/cor. of Edridge Way and Devere Lane - 1st Election District
Raymond W. Griffith, et ux - Petitioners
No. 85-88-A (Item No. 29)

Dear Mr. and Mrs. Griffith:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

James M. H. Jung
JAMES M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: People's Counsel

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

September 14, 1984

Mr. & Mrs. Raymond W. Griffith
4714 Edmondson Avenue
Baltimore, Maryland 21229

Re: Petition for Variance
SE/cor. Edridge Way & Devere Lane
Case No. 85-88-A

Dear Mr. & Mrs. Griffith:

This is to advise you that \$48.50 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 134323

LD JABLON
g Commissioner

DATE: 9-25-84 ACCOUNT: R-01-615-000

AMOUNT: 48.50

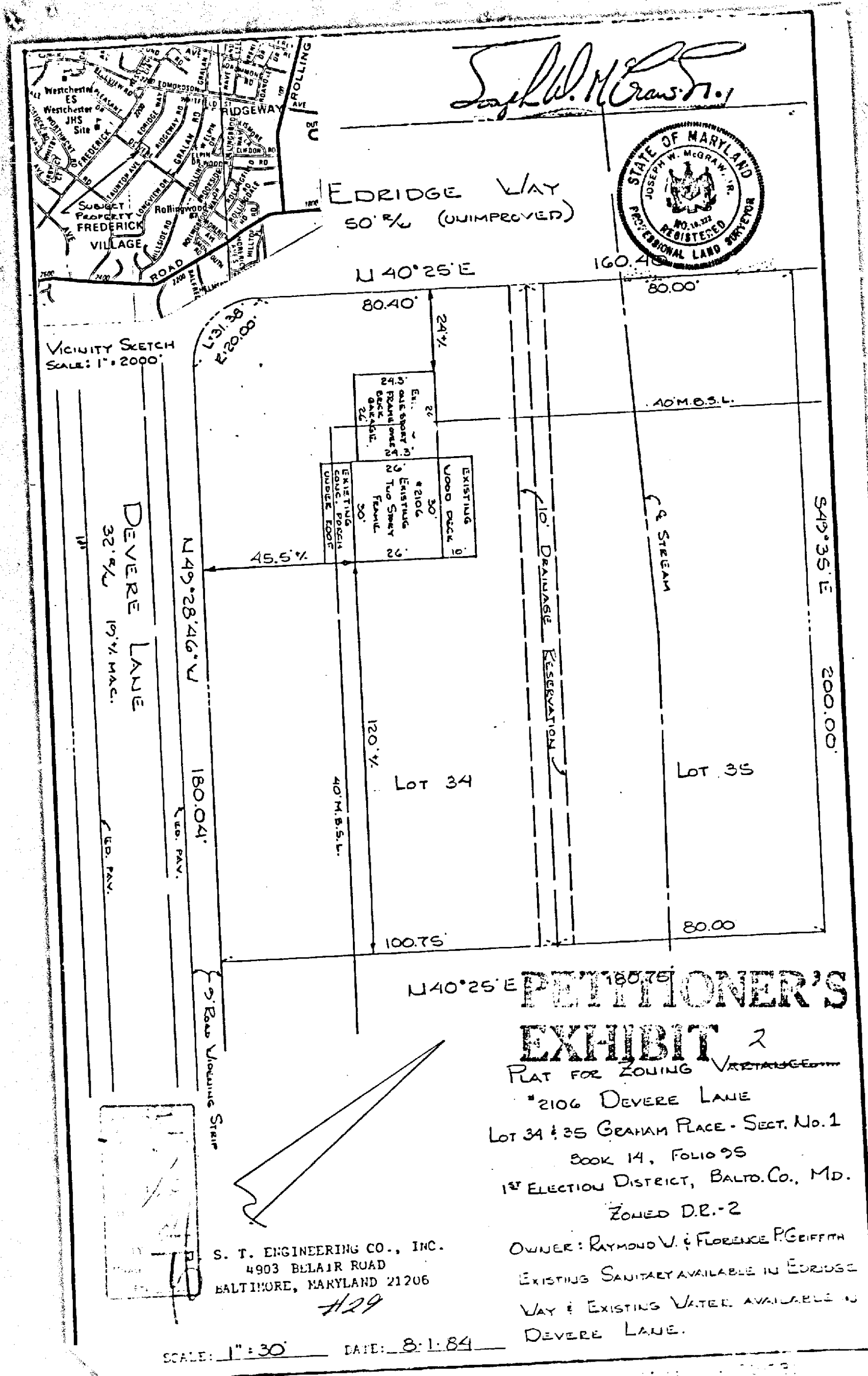
RECEIVED FROM: *Raymond W. Griffith, et ux*

FOR: *advertising fee Case 85-88-A*

6 116*****485014 2264F

VALIDATION OR SIGNATURE OF CASHIER

Beginning for the same at the intersection of the southeast side of Edridge Way, 50' r/w, and the northeast side of Devere Lane, 41' r/w. Being lots 34 and 35, in the subdivision of GRAHAM PLACE-SECT. NO. 1, Book 14, Folio 95, fronting on Devere Lane 200' more or less and fronting on Edridge Way 180' more or less.



1st Election District

ZONING: Petition for Variance

LOCATION: Southeast corner Edridge Way and Devere Lane

DATE & TIME: Tuesday, September 25, 1984 at 1:30 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 24 ft. instead of the required 40 ft.

Being the property of Raymond W. Griffith, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



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